Online Further Submission

Further Submitters Name

James Brooks

Further Submitter Number

FS153

Further Submitter #153

Wish to be heard

No

FS qualifier

a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason

I own a property and am resident within the area to which a submission has been previously made

Joint presentation

Yes

Attention:

Mr. James Brooks

Contact organisation

Address for service

37D Mccaughan Road, Kerikeri

Kerikeri, Northland 0294

FS153.01

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Online further submitter?

Yes

Date raw FS lodged

30/08/2023 3:28pm

Further submission points

Raw FS number

Original submitter

Related Submission Point

Plan section

Provision

OS Decision Requested

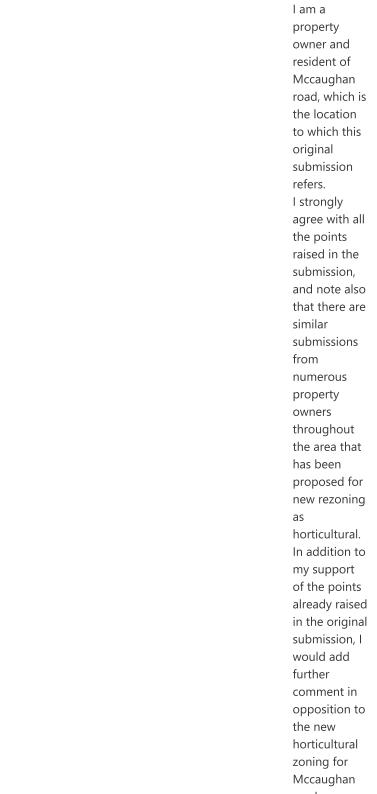
SupportOppose

FS Decision requested

Reasons

Kapiro Residents Association	S427.026	Planning maps	Horticulture Zone	Amend zoning for clusters of existing small residential lifestyle properties from Horticulture Zone to Rural Lifestyle Zone where they meet the following criteria:	Support	Allow
				 Existing small residential lifestyle property less than 2.5ha, and Without commercial agricultural/horticultural production, 		
				 Part of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane [inferred]. 		

FS153.1



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road as
follows:
1. I purchased
my property
on
Mccaughan
road in 2006,
a decision
which took
into account
the nature
and
characteristics
of the
surrounding
residential
properties,
and also the
then current
land zoning
status. While
being close
to
horticultural
activity along
Kapiro road,
the
Mccaughan
road
development
provides a
rural
residential
setting and
character, as
was intended
under the
subdivision
resource
consent
granted in
the 1990's.
The current
proposal to
change land
zoning to
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horticultural
has potential
to negatively
impact on
future
valuation of
properties
located on
Mccaughan
road, where
future buyers
may be
influenced in
viewing the
zone as less
desirable for
residential
living.
2. The
majority of
residential
properties
along
Mccaughan
road are
located on
land adjacent
to and on the
north side of
the Waipapa
Stream and
smaller
tributaries. As
such the land
has steeper
south facing
slopes that
are very
unlikely to be
suitable for
horticultural
purposes.
3. Similar land
characteristics
exist on the
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south side of
the Waipapa
Stream,
where
residential
properties are
located in a
similar
environ to
those on
Mccaughan
road.
However,
land on the
south side
remains
zoned as
Rural
residential,
suggesting
that
Mccaughan
road should
also be
considered
using similar
logic.
4. In view of
the long
established
residential
development
that currently
exists on
Mccaughan
road, and
taking into
account the
non
productive
nature of the
land, it is
highly
unlikely that
any future
horticultural
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activity on these properties would occur. However, any proposals, although unlikely, would significantly increase reverse sensitivity issues for neighbouring property owners, and negatively impact on property market valuation. For these reasons I support the original submission to oppose the new horticultural zoning proposal for of all properties on Mccaughan road.